

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: March 10, 2016

Re: March 16, 2016 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the 3/16/16 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. BRAUNSCHEIDL LGS PROPERTY SERVICES, 9610 COUNTY ROAD.

Location: North side of County Road east of Goodrich Road.

Description/History: Existing vacant property located in the Industrial Business Park Zone.

Proposal: Applicant is seeking approval to construct a new commercial structure in the Industrial Business Park Zone to accommodate an existing property management service company.

Master Plan: Area identified in an industrial zone.

Reason for Town Board Action: Per the Zoning Law the Town Board has the opportunity to review new proposals prior to forwarding to the Planning Board for formal review and approval.

Issues: Referral to the Planning Board will initiate formal review of the project.

2. ENTERPRISE AUTOMOTIVE, 6755 TRANSIT ROAD.

Location: Southeast corner of Transit Road and County Road.

Description/History: Existing automotive sales and leasing operation located in the Traditional Neighborhood District.

Proposal: Applicant is proposing a small addition and a façade update to the existing structure.

Master Plan: Area identified in the Swormville TND

Reason for Town Board Action: Per the Zoning Law, the Town Board has final review and approval authority for architectural style in the TND.

Issues: The proposed addition will meet all setbacks and the existing use is allowed via a Special Exception Use Permit that is currently valid.

3. BRISTOL VILLAGE, 8455 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road, east of Newhouse Road.

Description/History: Existing long term care facility located in a Planned Unit Residential Development (PURD).

Proposal: Applicant is proposing to add duplex units and additions to the memory care and assisted living portions of the existing use.

Master Plan: Area located in a PURD

Reason for Town Board Action: As the PURD Zoning no longer exists, per the Zoning Law, the Town Board has the authority to approve amendments within existing PURDS.

Issues: Referral to the Planning Board will initiate formal review of the proposal.

4. WINDSOR RIDGE PARTNERS/HARRIS HILL COMMONS.

Location: West side of Harris Hill Road south of Greiner Road.

Description/History: Existing previously approved subdivision located in the Residential Single Family Zone.

Proposal: Applicant has completed the installation of infrastructure per the approved Development Plans for Phase I of Harris Hill Commons and is seeking Final Plat Approval for the phase which includes approximately 2220 linear feet of Anfield Road and approximately 560 linear feet of Eastmoor Road to accommodate 16 residential building lots.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has final approval authority for final plats and final acceptance authority for publicly dedicated roads.

Issues: The Town Highway Superintendent and Town Engineer have reviewed and approved the infrastructure installation.

WORK SESSION ITEMS:

1. DUNN TIRE, 6585 TRANSIT ROAD.

Location: East side of Transit Road north of Miles Road.

Description/History: Existing commercial structure located on 1.87 +/- acres in the Commercial Zone.

Proposal: Applicant is proposing to renovate and add on to the existing commercial structure to accommodate a new Dunn Tire store.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority for automotive uses via a Special Exception Use Permit.

Issues: The Planning Board has issued a Negative Declaration on the project and approved the site plan with numerous conditions. The Planning Board has also forwarded a recommendation for a Special Exception Use Permit. A variance for a front yard setback will need to be approved by the Zoning Board of Appeals prior to action by the Town Board.

2. BAMMEL ARCHITECTS / NOTORIOUS D.O.G., 8625 MAIN STREET.

Location: 8625 Main Street. South of Main Street, west of Circle Court.

Description/History: Existing commercial plaza in the Traditional Neighborhood District.

Proposal: Formerly an insurance agency, the Applicant is proposing to update the current façade and operate a retail pet sales and service business.

Master Plan: Area identified as the hamlet of Harris Hill.

Reason for Town Board Action: Per the Zoning Law, architecture approval is the purview of the Town Board in the Traditional Neighborhood District.

Issues: Consideration should be given to proposed building materials, and the overall integration into the existing character of the Harris Hill Hamlet. The Planning Board has forwarded a recommendation on the proposed architectural style.